WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lee	People's Home Equity, Inc.	162010C10500CO
(NAME)	(NAME)	
467 Hickory Glade Drive	2494 N. Mount Juliet Rd, Ste 500	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140848

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, ROBIN G. CARSON, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER LEE, AN UNMARRIED MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

A certain Planned Unit Development in Davidson County, Tennessee, BEING Unit No. 105 on the plan of Phase 2, Hickory Glade, as shown on plat of record in Book 6250, page 889, as amended in Book 6900, page 41, in the Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Robin G. Carson by Warranty Deed from Julie Kim Edwards, single, dated August 30, 2006 and filed of record in Instrument 20060905-0108839, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6824, page 929, Book 6824, page 952, Book 6898, page 896, Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, and Instrument 20031223-0182416 and the By-Laws appended thereto, of record in Book 6878, Page 390, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 467 Hickory Glade Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140043913 DEEDWARR
Recvd: 06/20/14 12:32 2 pgs
Fees:13.00 Taxes:301.55
20140620-0054104

Witness my hand this 17th day of June, 2014.

Robin G. Carson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robin G. Carson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public